

**Minutes of the Meeting
February 18, 1999**

Projects Reviewed

Library Capital Improvement Program
Holly Park Phase II
Department of Parks & Recreation

Convened: 8:00am

Adjourned: 2:15pm

Commissioners Present

Rick Sundberg, chair
Moe Batra
Gail Dubrow
Robert Foley
Gerald Hansmire
Jon Layzer

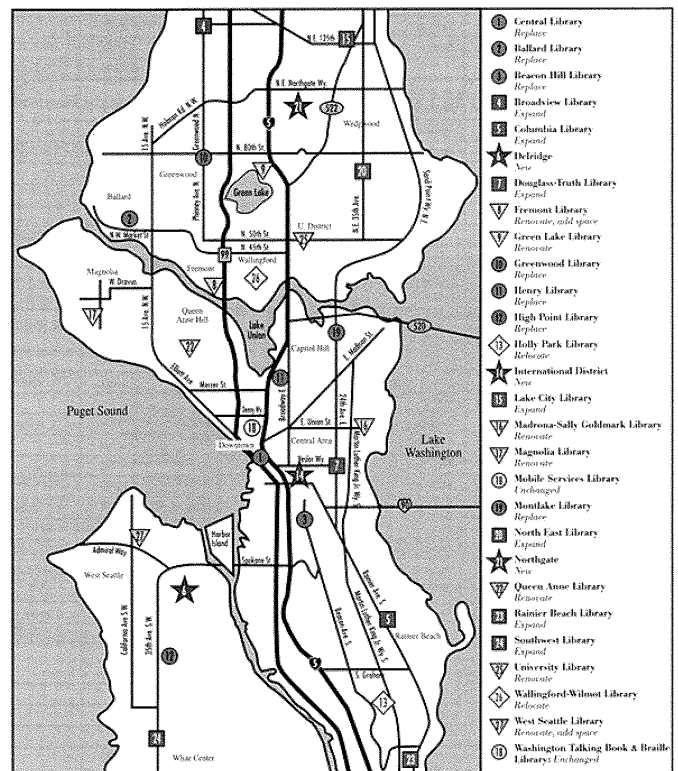
Staff Present

Vanessa Murdock
Peter Aylsworth
Rebecca Walls

021899.1 Project: **Library Capital Improvement Program**
 Phase: Briefing
 Presenters: Alex Harris, Seattle Public Library
 Deborah Jacobs, Seattle Public Library
 Attendees: Marty Curry, Seattle Planning Commission
 Jon Siu, Design, Construction and Land Use
 Time: 1 hr. (0.3%)

The Seattle Public Library has compiled a 1998 Capital Plan proposal entitled "Libraries for All." This proposal is the result of an extensive analysis, review and discussion of library needs as well as 35 neighborhood meetings. "Libraries for All" recommends a total investment of \$73 million to renew and expand Seattle's present system of 22 neighborhood libraries. The proposal would:

- construct three new neighborhood libraries,
- replace six existing libraries with expanded facilities to better serve Ballard, Beacon Hill, Greenwood, High Point, Montlake, and North Capitol Hill (Henry Library)
- significantly expand program space in the Broadview, Columbia City, Douglass-Truth, Lake City, North East, Rainier Beach, and Southwest libraries,
- make needed improvements to the Fremont, Green Lake, Madrona-Sally Goldmark, Magnolia Queen Anne, University, and West Seattle libraries,
- relocate the Wallingford-Wilmot and Holly Park libraries to new community centers,
- finance new furnishings, technology, and collections at all neighborhood libraries,
- nearly double the total area of neighborhood libraries from 130,000 square feet to 237,000 square feet by the year 2007,
- create a \$6 million "Opportunity Fund" to address new neighborhood needs as they arise over the next decade, and
- spend \$945,000 to purchase books and materials for new neighborhood libraries.



The Central Library in downtown Seattle is the physical and functional foundation of the entire library system. The present facility, constructed in 1960, is inadequate to meet the demands of 4,000 daily visitors or to support the services and circulation needs of the neighborhood libraries. The "Libraries for All" plan recommends construction of a new and expanded library at its present location. The new library would open in 2003 with 355,000 square feet of usable space, reorganized and expanded collections in all departments, and modern computer and telecommunication services. The new facility would also provide efficient staff and operational areas, new centers for children, adult readers, and technology education, a 275-seat auditorium for programs and community meetings, and parking for 200 vehicles.

Design principles and objectives for the library projects have been developed. These principles include:

- enhanced civic presence in the community,
- enduring quality and longevity in design and materials,
- compatible integration within neighborhoods,
- sensitivity toward historic structures,
- siting and designs that embrace the community and are accessible,
- increased art and visual interest,
- sensitivity to the landscape,
- use of materials that reflect our region's environment and are sensitive to its climate,
- continued public awareness and involvement, and
- spatial flexibility to respond to changing demographic and technological needs.

Discussion:

- Hansmire:** The Northgate branch library will be an important part of the Northgate community as it continues to develop. In thirty years Northgate will be a major urban center. I appreciate the extensive community involvement process.
- Dubrow:** This is an ambitious community involvement plan for a complex design process. The Design Commission can provide an independent and neutral forum for the discussion of those issues that can't be resolved between the community and design teams. In many projects community involvement is focused on the early stages of planning, programming, and concept development. I encourage you to develop mechanisms for involving the communities throughout the design process.
- Jacobs:** Pacific Rim Resources is developing a community involvement plan. In other projects we have tried to keep the public dialogue focused on how the building is experienced and what kind of character spaces should have. This gives the designers freedom to design buildings that reflect the communities desired characteristics and gives the community a way to evaluate the design.
- Harris:** We plan to develop a clear public involvement process that outlines where and when public input will be accepted and ensures that the community has the relevant information to be involved and to be heard. Library staff are also enthusiastic about being involved.
- Jacobs:** The public involvement process will probably vary from one neighborhood to another.
- Hansmire:** Projects often involve different design consultants for various phases of work. I strongly recommend that the architectural design consultant be involved in the project's development, including public meetings, from the beginning. This gives the designer an informal opportunity to get acquainted with the community and visa versa. It will also help ease the transition of the project between planner and architect.
- Sundberg:** The design process should be interactive between the community and the consultants. Community members should feel comfortable working with the design team throughout the process. The design should also be evaluated in terms of the established goals and objectives periodically.
- Jacobs:** It will be important to engage community members beyond the typical few who are active participants in every neighborhood development. Reports have shown that 80% of neighborhood residents use the branch libraries.

- Dubrow:** Do you have concerns regarding the Commission's involvement slowing the process?
- Harris:** Design Commission involvement can range from full design review of each phase for large construction projects to the review of small interior remodels. The downtown branch library is a prominent public facility and will probably benefit the most from Commission involvement. We prefer little or no Commission involvement in interior remodel projects, but are open to a discussion of where involvement is most appropriate.
- Jacobs:** The Library Board would like to hold the public meetings in the neighborhoods so that community members aren't required to come downtown. The meetings may also be televised on channel 28.
- Sundberg:** The principles you listed today are very similar to the design principles that the Commission uses in reviewing projects. The downtown library will be the one that people watch, but the neighborhood branch libraries are equally important to the community. The Commission's involvement can vary depending on the type of project. The consultant selection phase is an opportunity for Commission participation. Getting a good design consultant on board will make the entire process easier.
- Jacobs:** We want to involve the Design Commission and would especially like the Commission's involvement in the consultant selection phase of the downtown library project. We would also like representative Commissioners to be involved in consultant selection for the major neighborhood library projects. Given the number of library projects proposed, the Commission should determine where its involvement will be most effective.
- Dubrow:** Do you plan to increase staff with a greater level of urban design expertise to manage such a complex set of projects?
- Harris:** We currently have funding for four project manager positions. We will evaluate current staff skills and determine what needs to be augmented with contracted services. It probably makes more sense to use outside consultants for specialized services. We want the consultants to have a wide range of expertise. Many respectable design professionals have shown an interest in working on these projects.
- Layzer:** The design principles seem to have been thoughtfully conceived. I am optimistic about the Commission's involvement with these projects. We should probably have early briefings for each different project to sort out the Commission's involvement.
- Dubrow:** I suggest that the selected design consultants be required to work in a similar manner, making decisions based on predetermined principles and objectives. The proposed set of design principles lacks reference to the library as a work place.
- Jacobs:** The notion of the library as a work place will be included. We have over 540 staff that are involved in the various projects.
- Harris:** We will revise the principles and include them in the RFQ's. The Commission may want to consider reviewing small library projects in groups. We need to establish a set plan for Design and Arts Commission involvement by May of this year.
- Foley:** I am very excited about these projects and am encouraged by the thoughtful, principled approach to the process. Libraries are some of our society's most beloved institutions, giving these projects special significance. I hope we can continue the open and honest discussion of relevant issues in the future.

- Curry:** Many Design and Planning Commissioners have a history of working together on large projects. A combined team of Commissioners may be a valuable resource to discuss the downtown library's connection to the new civic center.
- Jacobs:** That will be an important connection. Having Commission involvement will help share the burden of ensuring well-designed civic buildings.
- Murdock:** Early Commission involvement tends to negate potential problems in the future.
- Sundberg:** The city is currently developing a number of important projects, the civic center, municipal courts, convention center, library, and light rail system. All of these pieces need to fit together. There are marvelous opportunities to develop a welcoming and civic environment.
- Action:** **The Commission appreciates the briefing and looks forward to early and continued involvement in the proposed library projects.**

021899.2 Project: **Holly Park Phase II**
 Phase: Street Vacation
 Presenters: Peter David Greaves, Weinstein Copeland Architects
 Kenichi Nakano, Nakano Associates
 Peg Staeheli, SvR Design Co.
 Ed Weinstein, Weinstein Copeland Architects
 Attendees: Emily Barevics, Popkin Development
 Theresa Cherniak, Strategic Planning Office
 Melanie Davies, Swift & Company
 Tom English, Office of Housing
 Randy Everett, Weinstein Copeland Architects
 Carter Hart, Seattle Housing Authority
 Vlad Oustimovitch, Popkin Development
 Henry Popkin, Popkin Development
 Barbara Swift, Swift & Company
 Time: 1.25 hr. (hourly)

Phase II of the Holly Park Public Housing Project is located between South Holly Street and South Othello Street, and the City Light right-of-way and 37th and 38th Avenues. The Phase II proposal will replace the remaining 176 units west of 38th Avenue South and north of Othello Street with 528 new units. The Upper Phase II area, on the terraced levels west of 37th Avenue South, will be developed with for-sale and rental townhouses. The Lower Phase II area, on the flat between 37th and 38th Avenue South will be developed with Elder Apartments and townhouses for Mutual Family Housing. Detached single family, for-sale housing is proposed on the west side of 37th Avenue South extending from South Holly Street past South Willow Street. Based on the topography of Upper Phase II, with existing parking terraces, three building configurations have been developed. In-hill units will be tucked into the existing slopes with living spaces over the garage. Side-hill units will step down to accommodate the existing slopes. On-hill units will be entered on the upper floor with a daylight basement on the back side.

A hierarchy of open spaces has been created that includes small, quarter-acre parks with a larger, one-acre park in each neighborhood. A large five-acre park, at 37th Avenue and Othello Street, will be designed and constructed as part of this project, but will be transferred to the Parks Department. This park will include new restrooms, basketball courts, a larger play area and amphitheater, and a walking path. The proposed land swap with the Parks Department to trade the portion along 37th Avenue planned as single family housing for an extension of the existing park southward to Othello Street is necessary to develop the park. In the land swap, the vacated portion of 37th Avenue between South Myrtle and Othello Streets would become part of the existing park.

Design principles for Phase II of the project include:

- create a mature mixed income neighborhood with a variety of housing types and increased residential density,
- develop residential building types and scales that transition to the adjacent commercial areas,
- provide a hierarchy of private, semi-private, and public open spaces,
- retain as much topography and existing trees as possible,
- provide parking adjacent to each unit or in defensible parking lots,

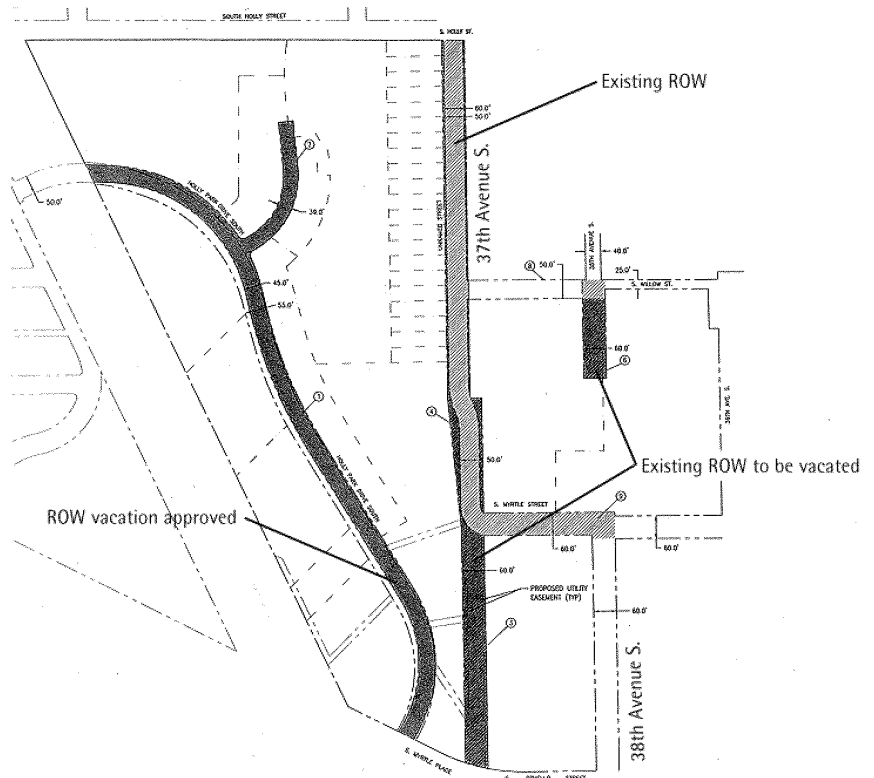
In 1997 the City Council passed Ordinance 118837, vacating the majority of the streets and alleys then present within the Seattle Housing Authority (SHA) Holly Park Public Housing Project. As part of an overall redevelopment of Holly Park, SHA subsequently rededicated new streets and alleys in Phase I to better integrate Holly Park with the surrounding neighborhood. A similar rededication is planned in Phases II and III.

Phase II plans to incorporate a reconfiguration of the 37th Avenue South Park, currently owned by the Parks Department, and a boundary line adjustment to make the Park more publicly accessible. This reconfiguration requires the vacation of 37th Avenue South from South Myrtle Street to South Othello Street. SHA also proposes to vacate the currently unimproved, 230 foot stub of 38th Avenue South from South Willow Street. The stub may be replaced by either an extended public street or by an SHA driveway which will be a more efficient use of the available space and will facilitate the development of housing in a more rational configuration.

The public benefits for the proposed street vacations include improved open space, increased housing opportunities, and resolved irregularities and unsafe conditions. Specific public benefits derived from each of the proposed street vacations include:

37th Street south of Myrtle

- Eliminates an unviable and redundant Right of Way. The 37th Street Right of Way (ROW) is located in very close proximity to Holly Park Drive to the west.
- Eliminates an unsafe intersection. The intersection of 37th Street and Othello is dangerous for motorists due to its proximity to the Holly Park Drive intersection as well as the curve of Othello Street and Myrtle Place which limits sight distance.
- Provides for improved open space by incorporating the former ROW into the new 37th Street Park.
- Proximity to Othello is superior for park placement and community access over the current park location in the northeast corner of Holly Park Phase II.
- Holly Park Phase II planning provides for improved park programming and usability.
- The Seattle Parks Department and community members who attended meetings regarding the 37th Street Park approve of the plan to relocate the park and include the 37th Street ROW.



Plan of Phase II street vacations

37th Street north of Myrtle

- Reduces irregularities and brings the street into scale with the other streets in New Holly according to the Master Use Permit approval.
- Increases housing opportunities by providing for better building parcels west of 37th Street that are constrained by a critical slope area.

38th Street

- Eliminates an irregular street condition by removing a public dead-end street.
- Increases housing opportunities by allowing for greater programming and design flexibility on the SHA parcel.
- Allows access for the neighborhood property owner by way of a mutual easement.

Discussion:

- Batra:** Who will maintain the small neighborhood parks?
- Nakano:** The Seattle Housing Authority will maintain the neighborhood parks. The 37th Avenue park will be maintained by the Parks Department.
- Weinstein:** The 37th Avenue park will be designed and constructed to Parks Department standards and will be subject to Design Commission review.
- Foley:** Are 38th and 37th Avenues existing streets?
- Stachel:** 38th Avenue is currently a dead end street. 37th Avenue is currently an improved street with a 60 foot ROW. We are proposing that the ROW be reduced to 50 feet and that the southern portion be vacated as park property. The current intersection of 37th Avenue and Othello Street is dangerously located at the base of a hill and at the corner between South Myrtle Place and Othello Street. We propose to improve the existing 38th Avenue ROW as the primary north-south connection. The Union Gospel Mission is also considering street improvements.
- Dubrow:** The public benefit seems clear and the principles are sound. The hierarchy of open spaces creates a interesting variety. In Phase I the opportunities to reweave the streets into the existing street grid were maximized. Are there any unutilized opportunities for integrating the Phase II streets into the urban fabric?
- Foley:** Are there additional opportunities to form connections between Phase I and II?
- Weinstein:** In Phase I we maximized the opportunities to connect to the existing street grid. In Phase II we are extremely limited by the critical slope of the green belt, the surrounding superblock configurations, and the City Light ROW. The surrounding street grid in Phase II isn't as consistent as in Phase I and there are few connection opportunities. We are proposing a series of pedestrian trail connections across the City Light ROW between Phases I and II.
- Dubrow:** The external connections appear to have maximized the opportunities available. The Commission could be a resource in the discussions with City Light regarding the pedestrian trails.
- Weinstein:** Perhaps we should send a joint letter from the Design Commission and design team to City Light. The Commission's support would be beneficial.
- Dubrow:** The variety of mixed building types and forms is important. What seems to be lacking is a variety of mixed uses. Has the inclusion of small incubator businesses or commercial uses been discussed?
- Weinstein:** We have thought about adding other uses to the development. Phase I is located too far from the commercial core, but will probably include some in-home daycare and other types of in-home enterprises. We are encouraging commercial

development near Martin Luther King Way. Phase III has a few lots zoned at L-2 that we may want to rezone if a light rail station is located in the vicinity. We want Phase III to include a variety of commercial opportunities.

Hansmire: Where will the station probably be located?

Weinstein: On Martin Luther King Way between Othello and Myrtle Streets.

Foley: It would be nice if connections were made to the superblock north of Holly Street.

Staeheli: Given the topography and lack of existing ROW's connections would be very difficult. We plan to improve Myrtle Street and will rededicate the ROW at Willow Street providing two new east-west connections to Martin Luther King Way.

Weinstein: The improved Myrtle Street connection to Martin Luther King Way may be continued as a pedestrian connection through the City Light ROW to Phase I.

Sundberg: What happens to the portion of Willow Street between 38th and 39th Avenues that is shown at 25 feet wide?

Staeheli: It is an existing residential street and the existing houses are too close to the ROW. Sound Transit station area development will probably result in street improvements to Willow and improved accessibility.

Hart: The Seattle Housing Authority appreciates Commissioners taking time for the site visit. We may take City Light managers on a site visit to discuss possible connections through the ROW.

Action: **The Commission recommends approval of the project as presented. The Commission:**

- encourages City Light to allow pedestrian path connections through the ROW and to consider creative neighborhood uses of the ROW space,
- recommends that the Willow Street ROW between 38th and 39th Avenues be adjusted from 25 feet wide to 50 feet wide, and
- supports the 37th Avenue adjustment and rededication as a park.

021899.3 Project: **Commission Business**

Action Items:

- A. MINUTES OF JANUARY 28TH AND FEBRUARY 4TH MEETINGS: Approved as amended.

Discussion Items:

- B. LIGHT RAIL REVIEW PANEL: The LRRP discussed the current opposition to the proposed above-grade alignment along Martin Luther King Way. There is public concern regarding the ability of Sound Transit to follow through on proposals involving additional cost. The panel recommends a forceful assertion that the proposal is a step in the right direction, but wants Sound Transit to show a strong commitment to following through. The Sound Transit Board will discuss and make a decision regarding these issues on February 25th.
- C. WOODLAND PARK ZOO CONSULTANT SELECTION: Consultant interviews are being scheduled for next week.
- D. CENTRAL AREA GATEWAY WORKSHOP: The second workshop, scheduled for March 16th from 5:00 to 9:00 PM, will focus on the development of preliminary design concepts.
- E. DOWNTOWN DESIGN GUIDELINES: Staff circulated copies of the recently published Design Review guidelines for Downtown.
- F. HOLLY PARK DESIGN REVIEW MEETING: The public Design Review meeting is scheduled for February 23rd. Commissioner Foley will attend the meeting.
- G. WSCTC EXPANSION: Commissioners discussed the current debate over the proposed glass galleria structure above Pike Street. The two bridges crossing Pike Street and the glass galleria structure will require aerial street vacations from the City. Such requests are reviewed by Seattle Transportation staff, discussed by the Transportation Committee of City Council, and granted or denied by a vote of the full Council. Commissioners noted discomfort in being approached individually to speak on behalf of the full Design Commission regarding this and other projects that have undergone Commission review. Commissioners asked that future requests regarding the position of the Design Commission on such matters be presented before the full Commission for discussion.
- H. UNIVERSITY OF WASHINGTON INTERN UPDATE: Intern Lisa Raflo presented current status and next steps for the Seattle Public Utilities Case Study Report, an analysis of both extremely successful and marginally successful projects. A set of criteria has been established for evaluating a wide range of utility projects. The report will include an analysis of how utility projects address physical, contextual, functional, and departmental issues as well as single-disciplinary projects. The report will also discuss how utility projects are operationalized and how they reflect interdisciplinary representation. The report will identify key review opportunities where Design Commission involvement has been most effective.
- I. MARION STREET BRIDGE: King County representatives informed the Design Commission of the Marion Street Bridge project's current status. Seattle Transportation has raised concerns regarding increased capacity and size, as well as the chosen structural materials. The Design Commission will discuss these issues and others with project proponents, Seattle Transportation staff, and Washington State Ferries representatives at the March 18th meeting.

021899.4 Project: **Department of Parks and Recreation**
 Phase: CIP Briefing
 Presenters: Tim Motzer, Parks and Recreation
 Lanny Shuman, Parks and Recreation
 Time: 1.25 hr. (CIP)

The Design Commission met with Parks Department managers to discuss the 1999-2000 Capital Improvement Projects Program. The Commission identified the following projects for future review.

Don Bullard, Project Manager

TT Minor Play Area	SDC review
Judkins Playfield Athletic Field Renovation	SDC review
Langston Hughes Block Grant Funded Projects	SDC review
Neighborhood Matching Fund (briefing w/DON)	SDC review
Bradner Gardens Park	SDC review

Al Clawson, Project Manager

Evers Pool HVAC Renovation	SDC review
Fountain Improvements	SDC review
Freeway Park American Legion Fountain Renov.	SDC staff evaluation of Design Program
Westlake Park Improvement	SDC review

Lynne Givler, Project Manager

Zoo Animal Health Necropsy Replacement	SDC review
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Tasha Essen, Project Manager

Miller Playfield Tennis Court Renovation	SDC review if courts are relocated
Lynn Street Mini Park Retaining Wall Renovation	SDC staff evaluation of design program
Arboretum Lakeside Trail Development	SDC review
Magnuson Park Athletic Field Renovation	SDC review
Comornat Cove - AIC Grant not funded	SDC review if funded

Robin Kordik, Project Manager

Jefferson Park Play Area Renovation	SDC review
Jefferson Park Play Area ADA Renovation	SDC review
Genesee Playfield Athletic Field Renovation	SDC review
Riverview Playfield Athletic Field	SDC review
Camp Long West Comfort Station Replacement	SDC review
Gas Works Park Remediation	SDC continued review
Dahl Playfield Soil Compact/Irrig./Drain. Study	SDC review

Tim Motzer, Project Manager

Aquarium Pier 60 Entrance Link/exist Renovation	SDC review
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Joe Neiford, Project Manager

Colman Park Gate Improve.	SDC review
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Alice Poggi, Project Manager

South Park Playground Play Area/ADA Renov.	SDC review
Meadowbrook Playfield Play Area/ADA Improv.	SDC review
E.C. Hughes Playground Play Area/ADA Renov.	SDC review

Wallingford Playfield Athletic Field Irrig. & Drain.	SDC review
Viewridge Playfield Play Area/ADA Renov.	SDC review
Sound View Ballfield Renovation	SDC review
Cedar Park NMF Project	SDC review
Kevin Stoops, Project Manager	
Arboretum Lakeside Trail Development	SDC review
Smith Cove Acquisition and Use Study	SDC staff review of Use Study
West Lake Union Trial.	SDC review update
Anne Strode, Project Manager	
Japanese Garden Pond/Shoreline Renovation	SDC review
Magnuson Park Northshore Improvements	SDC review
Sand Point General Site Improvements	SDC review
Sand Point Northshore Entry	SDC review
Sand Point/Magnuson Park Development Plan	SDC continued review
Debbie Wong, Project Manager	
Lake Washington Path Renov. In South District	SDC staff evaluation of design program
Carkeek Park Interpretive ADA Access	SDC review
Cynthia Shiota, Project Manager	
Aquarium Master Plan Implementation	SDC staff evaluation of design program
Cheryl Eastberg, Project Manager	
Don Armeni Boat Ramp Study	SDC review if project continues
Alix Odgen, Beth Purcell, Project Manager	
Gray to Green	SDC program briefing to I.D. projects
Neighborhood Response Program (\$500,000)	SDC program briefing to I.D. projects
Pam Kliment, Project Manager	
Neighborhood Matching Fund Grant Program	SDC staff eval. to I.D. projects for review
Don Harris, Project Manager	
Open Space Project Carry Over	SDC program briefing
Duane Penttila, Project Manager	
1999 Landscape Restoration/Renovation Program	SDC program briefing to I.D. projects
Landscape Restoration/Renovation Program	SDC program briefing to I.D. projects
Paul West, Project Manager	
Citywide Reforestation	SDC programmatic briefing